

138.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel  
801,700 / 801,700

USE VALUE:

801,700 / 801,700

ASSESSED:

801,700 / 801,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
41		HILLSDALE RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	IGO LILLIAN F TRUSTEE	
Owner 2:	41 HILLSDALE RD REALTY TR	
Owner 3:		

Street 1:	41 HILLSDALE ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	

Twn/City:	
St/Prov:	
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 5,800 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1855 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	90.	1.02	10									534,601						534,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5800.000	266,400	700	534,600	801,700		88513
							GIS Ref
							GIS Ref
							Insp Date
							09/29/17

PREVIOUS ASSESSMENT								Parcel ID	138.0-0003-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,400	700	5,800.	534,600	801,700	801,700	Year End Roll	12/18/2019
2019	101	FV	219,800	700	5,800.	564,300	784,800	784,800	Year End Roll	1/3/2019
2018	101	FV	219,800	700	5,800.	415,800	636,300	636,300	Year End Roll	12/20/2017
2017	101	FV	219,800	700	5,800.	398,000	618,500	618,500	Year End Roll	1/3/2017
2016	101	FV	219,800	700	5,800.	368,300	588,800	588,800	Year End	1/4/2016
2015	101	FV	205,500	700	5,800.	308,900	515,100	515,100	Year End Roll	12/11/2014
2014	101	FV	205,500	700	5,800.	301,800	508,000	508,000	Year End Roll	12/16/2013
2013	101	FV	205,500	700	5,800.	287,500	493,700	493,700		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNIER HELEN D	24604-282		6/8/1994		239,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/17/2007	1140	New Wind	6,865						9/29/2017	MEAS&NOTICE	HS	Hanne S
7/27/2004	660	Re-Roof	5,000						9/29/2017	MEAS&NOTICE	HS	Hanne S
8/4/1998	522	Addition	17,000					13X20 ADDITION	12/2/2008	Meas/Inspect	163	PATRIOT
									11/10/1999	Meas/Inspect	263	PATRIOT
									6/15/1999		PM	Peter M

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>			
Type:	5 - Cape	Full Bath:	1	Rating:	Average				
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:		36			
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:	5			
Foundation:	1 - Concrete	A 3QBth:		Rating:					
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average				
Prime Wall:	4 - Vinyl	A HBth:		Rating:					
Sec Wall:	7 - Brick	OthrFix:		Rating:					
Roof Struct:	1 - Gable	<b>OTHER FEATURES</b>							
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average				
Color:	WHITE	A Kits:		Rating:					
View / Desir:		FrpL:	1	Rating:	Average				
<b>GENERAL INFORMATION</b>		WSFlue:		Rating:					
Grade:	C - Average	<b>CONDOS INFORMATION</b>							
Year Blt:	1950	Eff Yr Blt:	Location:						
Alt LUC:		Alt %:	Total Units:						
Jurisdict:		Fact:	Floor:						
Const Mod:			% Own:						
Lump Sum Adj:			Name:						
<b>REMODELING</b>									
<b>RES BREAKDOWN</b>									
Exterior:		No Unit	RMS	BRS	FL				
Interior:		1	7	3		14			
TQS FFL BMT ( 900 )									

## INTERIOR INFORMATION

Avg Ht/FL:	STD		Phys Con
Prim Int Wall:	1	- Drywall	Function
Sec Int Wall:			Econom
Partition:	T	- Typical	Spec
Prim Floors:	3	- Hardwood	Overrid
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	<b>CALCS</b>
Subfloor:			Bas
Bsmnt Gar:	1		C
Electric:	3	- Typical	A
Insulation:	2	- Typical	Other
Int vs Ext:	S		Grad
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	NE
# Heat Sys:	1		LL
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	Dep
% Com Wall		% Sprinkled:	Deprecia

## MOBILE HOME

Make: [REDACTED] Model: [REDACTED] Serial #: [REDACTED] Year: [REDACTED] Color: [REDACTED]

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1999	4.13	T	16	101			700			700

## SPEC FEATURES/YARD ITEMS

**PARCEL ID** 138.0-0003-0001.



## SUB AREA DETAIL

IMAGE

*AssessPro* Patriot Properties, Inc